084.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	680,000 / 680,000
					USE VALUE:	680,000 / 680,000
					ASSESSED:	680,000 / 680,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		ALPINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GILLIS DANIEL A & MOLLY B
Owner 2:	
Owner 3:	
Street 1:	20 ALPINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAY TODD/SERGIA -
Owner 2:	-
Street 1:	20 ALPINE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,290 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Vinyl Exterior and 1429 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4290.000	295,900		384,100	680,000
Total Card	0.098	295,900		384,100	680,000
Total Parcel	0.098	295,900		384,100	680,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 475.86 | /Parcel: 475.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 53186

GIS Ref

GIS Ref

Insp Date 09/14/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 084.0-0006-0005.0

!6889!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	295,900	0	4,290.	384,100	680,000	680,000	Year End Roll	12/18/2019
2019	101	FV	231,300	0	4,290.	378,600	609,900	609,900	Year End Roll	1/3/2019
2018	101	FV	231,300	0	4,290.	290,800	522,100	522,100	Year End Roll	12/20/2017
2017	101	FV	231,300	0	4,290.	274,400	505,700	505,700	Year End Roll	1/3/2017
2016	101	FV	229,400	0	4,290.	252,400	481,800	481,800	Year End	1/4/2016
2015	101	FV	216,200	0	4,290.	235,900	452,100	452,100	Year End Roll	12/11/2014
2014	101	FV	216,200	0	4,290.	217,300	433,500	433,500	Year End Roll	12/16/2013
2013	101	FV	216,200	0	4,290.	217,300	433,500	433,500		12/13/2012

PRINT

Date	Time
12/10/20	21:35:28

LAST REV

Date	Time
11/07/19	17:58:18

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6889

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAY TODD/SERGIA	57139-407		7/14/2011		495,000	No	No		
TREMBLAY MARK &	46676-125		12/16/2005		420,000	No	No		
	9579-93		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	53186
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/6/2019	621	Redo Bat	10,000	C				
12/1/2015	1847	Redo Kit	45,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2016	Meas/Inspect	DGM	D Mann
7/22/2016	Left Notice	DGM	D Mann
7/22/2016	Permit Visit	DGM	D Mann
10/14/2012	MLS	EMK	Ellen K
6/26/2012	Measured	BR	B Rossignol
11/24/2008	Meas/Inspect	336	PATRIOT
3/29/2006	MLS	MM	Mary M
1/18/2000	Mailer Sent		
1/18/2000	Meas/Inspect	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4290		Sq. Ft.	Site		0	70.	1.28	6									384,090						384,100	

Total AC/HA: 0.09848 | Total SF/SM: 4290 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 384,090 | Spl Credit | Total: 384,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	65800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	363459
Depreciation:	67603
Depreciated Total:	295856

COMMENTS

643-5018 SINKIN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

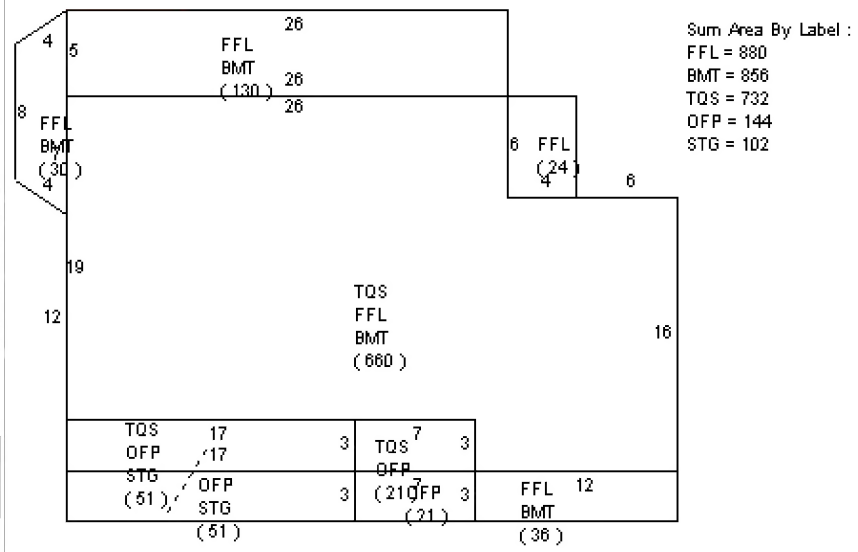
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	116.91
Final Total:	295900	Val/Su SzAd	207.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	880	173.730	152,880
BMT	Basement	856	52.120	44,613
TQS	3/4 Story	549	173.730	95,376
OFP	Open Porch	144	27.680	3,985
STG	Storage	102	7.880	804
	Net Sketched Area:	2,531	Total:	297,658
Size Ad	1429	Gross Are	2714	FinArea 1429

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

084.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	